

DEER SPRINGS OWNERS ASSOCIATION (May 14, 2016)

The Minutes of the Board of Directors meeting held:

Deer Springs Ranch Headquarters at 1:00 PM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Legal, Manager Relations; Crawford	2016	X	
Robert Musko	Vice President	Fire Protection; Slide	2016		A
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2017	X	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X	
John Harris	Director	Roads, Activities (Managers), Security, Safety; Lower Ranch, Meadow Canyon	2017		A

1. **Call to Order:** Phil Hall called the meeting to order at 1PM with Paul Brayton giving a prayer. Robert Musko, John Harris and Linda Alderman were absent. Members present were: Brent Fulmer, Bob Allen, Bob and May Woolsey, Kathy Gentry, Paul and Nancy Brayton, Candy Bosze and Rob Brinkerhoff. We were not able to teleconference due to the internet and the phones being down.

2. A. **Minutes:** The minutes for February were reviewed. The April meeting had been canceled due to inclement weather at the ranch.

***** Phil Hall made a motion to accept the minutes as written. Jodi Akers seconded it.

Unanimous Passed

B. **Follow up Assignments:** Phil Hall reviewed and discussed these items from the February meeting.

1. John Harris will now be in charge of roads and maintenance after it was turned over from Robert Musko. It was accepted and approved for this change.

Meadow Canyon Road damage – Broad Hollow to the Ponds have pictures taken showing grading and damage done in February after The Future Firm had been at the ranch.

2. Security for the cabins will be for new deadbolt locks to be installed for all cabin doors. Joe Bosze has contacted the locksmith and will order the locks and have the locksmith install them with compensation of using cabin time. Joe Bosze will keep the board informed.

*****Jodi Akers made a motion to order the higher end locks which cannot be duplicated. Phil Hall seconded it.

4 Yes (Phil Hall, Jodi Akers, Joe Bosze, Leland Gentry) and Jeff Michelsen undecided. Motion carried.

3. Laundry Shed is not an item looked into at this time due to money spent on other equipment. It is already water tight.

4. Gravel Pit Policy still needs to be updated from the older version. Mineral Rights to BLM and the fee to the ranch will be included. Again, there is no charge for ranch road repairs but individual requests are to be \$.50 per cubic yard for use on DSR property and nonmembers will pay \$1.00 per cubic yd. Members will pay \$1.00 per cubic yard if taken off DSR property. Brent Fulmer and Paul Brayton will still be the liaisons for communication on the gravel pit. Cones and temporary fencing has been discussed for DONOT USE already screened materials.

It was suggested for private use of the Grizzly screen to be a charge of \$50 per ½ day usage and \$100 per full day. The board wants to include the new information and revised policy to be in the next newsletter. Jodi Akers agreed to update the policy for the next June Meeting.

*****Phil Hall made a motion to update this policy and have it available to the members. Jodi Akers seconded it.

Unanimous Passed

5. The Welcome Letter needs to be created from DSROA and not to use the developer's letter. Jeff Michelsen will be working on this item and have a draft ready for the June meeting. It should include a description of what the new members should know about voting, cabin time, animals at the ranch, links to the P C & Rs, Rules and Regulations, etc. Linda Alderman receives the list of names and new owners and should be able to get that out for the welcome letter to go to them.

6. The Newsletter last month did not include information concerning the last meeting of the fire program through the Forest Service and BLM. This must be included and show the defined boundaries of the program.

7. A backhoe was purchased this last month for \$23,500. The Board will require a log book for dates of usage, projects done, hours put on the machine, and maintenance. This must be made available at every meeting. Jodi Akers will check for insurance coverage and safety protection. The board questioned having a short list of possible qualified operators and a policy for usage. Currently only Paul Brayton may use it. Joe Bosze will write a draft for recommendations for usage: such as agree to repairs, price per hour, waiver for personal liability, requirements for usage etc. This should be ready for the June meeting.

8. Bees at the ranch were a safety issue from 2015 when Lonny Stewart brought bees without Board knowledge or approval. Rob Brinkerhoff was present to introduce his perspective on advanced planning for bees on DSR Association Land. He discussed placement and numbers of hives to the duration of time the bees would be at the ranch. He stated that he would not have any commercial program (no more than 40 colonies in one place) without board permission and that placement would be 200-300ft from any roadway;

they could be moved overnight if needed, and he would not have any impact on the roads due to not traveling during rainy and muddy conditions. The return to DSROA could be honey to the store to sell. If members would like to suit up and work with the bee colonies, he could provide this service. Rob Brinkerhoff will provide further particulars this month for the Board to consider this. It was understood that Dale Clarkson gave permission to have Lonny Stewart to bring in bees without Board knowledge or approval west of the Slide area. This will be looked into.

3. **Manager's Report:** Paul and Nancy Brayton were present to report on the ranch for opening for the summer reservations.

A. The cabins were all opened and cleaned. Three water heaters were fixed... The pressure relief valve was replaced in Cabin 9 water heater. Cabin 8 roof was repaired and the propane gas line was buried.

B. The area near the upper cabins where cabin 5 would have been could be a place for storing materials needed for working on the upper cabins.

C. The Water Systems for the upper and lower cabins were tested and they both passed.

D. For road damage or repair, all requests will go through John Harris now as he is living on the ranch and is also overseeing the managers. Invoices should be submitted for work to be done and then completed.

E. The fence around the diesel generator needs attention.

F. A mention was made to have a mailbox put on Johnson Canyon near Roland Bean's land after contacting Lou Pratt. It would hold 16 mailboxes and cost \$2000. If members were interested, the cost could be shared. The DSROA Board at this time has not allocated money for this.

G. The backhoe shows 10 hours of usage (about \$800) for culverts cleaned out. The Kubota has been sitting in the field for over 3 weeks with the brush hog U joint needing to be replaced. It should be fixed and then moved to headquarters. Phil Hall stated that no more brush hogging should be done until there is a handle on the cabin maintenance and roads.

H. Firewood will not be brought to the cabins in the spring for bonfires. It is brought for the cold months for heating the cabins.

4. **Financial Report:** Jodi Akers stated that there were no financials or Profit and Loss Reports due to the laptop crashing. Linda Alderman was not present to give any reports as she is working on a used computer. The general account shows: \$81,000 General Fund, \$600 Manager's Fund, and \$2400 Savings.

72 new hats were brought to the store to sell for \$15 each.

5. **Agriculture and Wildlife:**

A. Leland Gentry discussed fences down and cattle problems with the Mr. Brinkerhoff, Mr. Hunt and Mr. Cram. There was discussion on property owners' responsibilities and boundary lines for DSROA and BLM. The question was not settled as to who maintains the fences. Phil Hall will compose a letter to all DSROA members, concerning the fence line and their property. Linda Alderman will be asked to send it out. The 2011 cattle contract for Mr. Doug Hunt states that he is to help in repairs to keep his cattle fenced.

B. The Rules and Regulations changed in 2014 for members concerning allowing members to bring in 2 head of cattle to free range when Doug Hunt's contract was signed. Members of DSROA have questioned this change as it is in contrast to what the bylaws state. There is a need to speak to Doug Hunt about members having steers and if there is enough AUM to have more cattle. We need to look into the interpretation of the lease and the bylaws. Doug Hunt's horses have also been running loose free range and getting injured.

C. There was discussion on having a lottery for cattle on Lot 1. Further investigation would be required.

D. Leland Gentry brought information to the Board about a group who are dedicated hunters that do volunteer work. If DSR members want to have areas on their property cleared to create a fire line, the dedicated hunters could work up 32 hours on this project if permission is given. This information should be put into the newsletter and described more fully so members could take advantage of this program.

6 & 7. Water Resources and Legal:

A. Jodi Akers stated that the special vote in March, concerning Bylaw #12 – Water Rights and Bylaw #13. Water Systems was passed with 153 Votes for approval and 7 Votes for not approved. These items will reflect a change in the Bylaws.

B. Jodi Akers confirmed that last month Dale and Barry Clarkson filed an application for a MCS Neighborhood Water development with the Water Committee and to the Board. It was submitted and approved.

C. Legal – A letter was sent to Phil Hall concerning the Hunt's wrangling, Dutch oven dinners, and entertainment ideas to be held at the ranch. They are now licensed and insured for the horses. They would also request usage of several buildings at headquarters (corral, tack shed, bathrooms, etc.) and the outside common area of the headquarters. Alternative places to hold the events were discussed. No business plans were submitted and this would be required. No fees were discussed. By using ranch facilities, DSR would need many levels satisfied before an agreement could be made. Jodi will check with other outfitters for prices and terms. Brad and Tammy Hunt were not present to ask any questions.

8. Web Development and Communications: Jeff Michelsen suggested that the Board allow the DSROA website to have all new bylaw changes posted quickly, which would keep members informed. He also brought up creating a link for members for their comments and discussion. The Rules and Regulations need to be reposted after the grammatical errors were corrected. Barry Clarkson will be asked to email the corrected version again and the Board will follow through. Then Vance Green could post.

The Wingate Wilderness Therapy Groups travels through DSR and BLM. There is no policy between Wingate and DSR; there should be. Shane and Sherry Gallagher run the program and Paul Brayton communicates with them. Phil Hall asked Paul Brayton to write up a letter describing the program and a document that DSR could use for their time at DSR. If it takes about 2 months to put it together, it is okay.

9. Equipment, Facilities, & Cabin Maintenance: Joe and Candy Bosze took a tour of 3 cabins and felt that there is a lot of work required to bring the cabins to an acceptable level. Work that was started last summer had not been completed and more needs to be done (Floor in Cabin 2). Painting outside doors, painting inside walls of cabins, decks painted, stairway replaced (Cabin 3), cleaning up areas outside cabins (metal pieces, ash cans, etc.) kitchen cabinets cleaned, replace damaged molding and countertops, screens repaired, picnic tables painted, upholstery cleaned, wall board around Cabin 2 to keep rodents out, and painting inside of the Garden Cabin are just a few areas of concern.

There is money in the budget and we should use it wisely to do what the ranch so desperately needs. The pay for play program will bring added help for the cabins. Cabin 3 stairway will be started ASAP. Newer mattresses should still be coming this summer to replace old ones. A new table and 8 chairs were brought to Cabin 2 along with a chest of drawers for the upstairs room. Joe will be working this summer to assist in these projects and prioritize jobs.

10. **Roads:** John Harris will manage the work done on roads and will tour the roads with Paul Brayton to help prioritize work orders.

A. In February of 2016, a group came onto the ranch, Future Firm with Jeff Michelsen and Dale Clarkson. The request at that immediate time was to use the closed cabins in the winter. They also requested to grade Meadow Canyon Road. With short notice and the winter weather conditions being a, the Board explicitly denied all requests. Jeff Michelsen was told on the phone and email not to proceed. Pictures were sent via email showing that the road had been graded and damaged severely by the removal of the existing gravel to the sides and deeper into the mud. Major ruts and muddy roads now exist with little gravel. Larry Clarkson graded the road. Future Firm hired him and paid him and they were not even members of the ranch. Jeff Michelsen stated that he did not give the go ahead. We understand Dale Clarkson gave the go ahead. We also understand Lot 111 was then leased to Future Firm from Dale Clarkson. It was estimated that it will take about \$20,000 to repair the road and bring it back to the way it was. There continues a discussion on responsibility for this ranch destruction and damage.

B. The County and public use of Meadow Canyon Road is going on the 3rd year. The agreement from the County was to put a blade down on MCR and they have not been in compliance of this agreement. This needs to be reviewed. Trash and beer cans have been scattered along the road. There has been no public respect for muddy road conditions and the continuing of their travel.

C. It has been reported that South of Broad Hollow is a very bad area of the road with poor drainage. This needs to be checked out.

D. Routinely, December through March is not ideal for road travel with the melting of snow, ice and mud. There was discussion about traveling during those times. The outside group did as they wanted and DSR must deal with the consequences. Nothing was decided.

The motion was made to adjourn at 5:40 PM by Phil Hall and seconded by Jodi Akers.

Unanimous Passed

The Next Meeting will by June 18th at 1 PM at DSR Ranch Headquarters

Next Proposed Meeting Dates:

July 9

August 20

September 10th (Annual Meeting)

Assignments to follow up:

1. Joe Bosze will keep the board informed about the security and deadbolts for the cabins. Joe will write a draft for recommendations for usage of the backhoe: such as agree to repairs, price per hour, waiver for personal liability, requirements for usage etc.
2. Jodi Akers agreed to update the gravel pit policy for the June meeting.
3. Jeff Michelsen will be working on the welcome letter and have a draft ready for the June meeting.
4. Rob Brinkerhoff will provide further particulars this month for the Board to consider the bees at the ranch.
5. Phil Hall will compose a letter to all DSROA members concerning the fence line and their property. Linda Alderman will be asked to send it out.
6. Barry Clarkson will be asked to email the corrected version of the Rules and Regulations and the Board will follow through. Then Vance Green could post them.
7. Phil Hall asked Paul Brayton to write up a letter describing the Wingate program and a document that DSR could use for their time at DSR. If it takes about 2 months to put it together, it is okay.
8. Wrangler's Program from the Hunts should include a business plan and more in depth information.